

CITY OF NEWBURGH  
PLANNING BOARD

Lisa Daily, Chairperson  
Margaret Hall, Secretary

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PLANNING BOARD MEETING, September 15, 2009.

The City of Newburgh Planning Board meeting was held on Tuesday, September 15, 2009, in the Council Chambers, 83 Broadway, Newburgh, New York.

Members Present:

Lisa Daily, Chairman  
Vera Best  
Chad Wade  
Peter Smith  
Roger Wood  
Ramona Monteverde

Members Absent:

Deirdre Glenn

Also Present:

Geoff Chanin, Corporation Counsel  
Craig Marti, City Engineer  
Ian MacDougall, Planning and Development  
Courtney Kain, Acting Director of Planning and Economic Development

The meeting was called at 7:30 after a quorum was confirmed.

SPECIAL PERMIT TO EXPIRE

Index No. 2007-14

SPECIAL PERMIT to operate a Restaurant  
Location: 167 Broadway  
Applicant: Chesapeake Assoc. – Mr. Moss

A letter was submitted by the Building Inspector stating that the property is in compliance with the Property Maintenance Code, therefore takes no exception to the granting of an extension of said Special Permit.

Roger Wood moved and Vera Best second the motion to permanently approve the special permit.

The motion was carried unanimously.

Index No. 2009-08

SPECIAL PERMIT for auto repair and auto sales

Location: 82-84 Bridge Street

Applicant: Mr. Dellafiora

A letter was submitted by the Building Inspector stating that the property is in compliance with the Property Maintenance Code, therefore takes no exception to the granting of an extension of said Special Permit.

Peter Smith moved and Ramona Monteverde second the motion to approve the special permit for a period of one year.  
The motion was carried unanimously.

### DISCUSSION

Topic: Temporary Relocation of the Newburgh Rowing Club

Speaker: Mr. Wayne Mancroni, Senior Environmental Research and Technical Specialist for Central Hudson

Corporation Counsel advised the Board that the temporary relocation of the rowing facility, was necessitated by the New York State D.E.C. Remediation Project at the site of the Central Hudson former Manufactured Gas Plant adjacent to Ward Brothers Memorial Park.

Mr. Mancroni stated to the Board, that due to the environmental clean-up, the Newburgh Rowing Club could not have any events on that site. Mr. Kaplan, which owns the Regal Bag site, has offered his property for the Newburgh Rowing Clubs use. The project should be completed in two to three years.

A temporary 40' x 16' membrane structure will be constructed on the site to house the boats and also to include floating docks, which will go 80' out into the river. The site also has gravel parking for all vehicles.

The only item which the City would request is for the Rowing Club to submit a lease agreement with Mr. Kaplan in regards to ingress and egress for the parking when there are events.

The necessity to relocate the Newburgh Rowing Club access location is to accomplish the remedial project. The temporary and minimal nature of proposed facilities would not require specific site plan approval of the Planning Board.

Plans of the temporary structure are to be submitted to the Code Compliance Office for a building permit issuance to ensure compliance with the New York State Building Code requirements.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Margaret Hall  
Secretary